

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, March 4, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, MARCH 4, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MARCH 5, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, MARCH 11, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution of the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.
Amendment of the Code Second Class County New Chapter 485.
The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:
Article XII
Sheriff's Sales
§475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.
A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale,

identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following: "This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Baldwin Borough

46. Bishnu P. Acharya and Rohit Acharya

MG-23-000466—\$196,667.38

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 4817 E. Willock Road, Pittsburgh, PA 15227. Deed Book Volume 18194, Page 540. Block and Lot Number 247-D-272.

48. Ryan T. Reed

MG-23-000921—\$183,917.91

Powers Kirm, LLC

215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5016 Bluff Street, Pittsburgh, Pennsylvania 15236. Deed Book Volume 18794, Page 86, Instrument 2022-5103, Block and Lot Number 314-D-280.

66. Best Pittsburgh LLC

MG-23-000697—\$126,716.94

Padget Law Group

850-422-2520

In the Borough of Baldwin, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-story dwelling being known and numbered as 3108 Vernon Avenue, Pittsburgh, PA 15227. Deed Book 18880, Page 226, Instrument Number 2022-12929. Block and Lot Number 0137-D-00118-0000-00.

Bellevue

36. William Moodey and Cerise Moodey

GD-19-016812—\$17,642.35

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a single family dwelling being known and numbered as 130 Meade Ave., Pittsburgh, PA 15202. Deed Book 15579, Page 447. Block and Lot Number 160-P-178.

Bethel Park

4. Dixie Lee Schaffer a/k/a Dixie Schaffer

MG-22-000962—\$145,744.10

Michelle Pjero, Esq.

Tucker Arensberg, P.C.

412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Bethel Park Municipality: Having erected thereon a dwelling known and numbered as: 949 Clifton Road, Bethel Park, PA 15102. Deed Book Volume 3346, Page 370. Block / Lot# 773-J-245.

25. Lori Coulter a/k/a Lorraine M. Coulter

MG-23-000419—\$26,728.69

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 323 Sunset Drive, Bethel Park, PA 15102. Deed Book 5946, Page 417. Block and Lot Number 568-P-205.

58. Maureen Zeher a/k/a Maureen C. Zeher and Paul Zeher a/k/a Paul S. Zeher

MG-23-000051—\$288,688.03

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a single family residential dwelling being known and numbered as 2899 O'Neill Drive, Bethel Park, PA 15102. Deed Book Volume 10832, Page 140. Block and Lot Number 567-L-315.

Bridgeville

49. Kenneth R. Watson and Patricia A. Snyder a/k/a Patricia A. Watson

MG-23-000840—\$18,268.68

Christine L. Graham, Esq.

McCabe, Weisberg & Conway, LLC

215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 113 Vesper Street, Bridgeville, Pennsylvania 15017. Deed Book Volume 10087, Page 529. Block and Lot Number 0255-S-00242-0000-00.

Borough of Chalfant

34. Jones Property LLC

GD-19-000884—\$8,448.71

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one story frame house being known as 134 Parkway Avenue, East Pittsburgh, PA 15112. Deed Book Volume 16006, Page 594. Block & Lot No. 374-L-114.

City of Clairton

71. The Unknown Heirs of Charles Fitzpatrick, Deceased

GD-14-021730—\$5,330.66

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story masonry frame house being known as 717 North 6th Street, Clairton, PA 15025. Deed Book Volume 13087, Page 206. Block & Lot No. 657-N-229.

72. Richard C. Pasquale

GD-09-003354—\$2,990.88

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story brick house being known as 427 North 4th Street, Clairton, PA 15025. Deed Book Volume 11402, Page 547. Block & Lot No. 764-C-84.

73. Nora G. Haugh

GD-19-001160—\$3,261.11

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a two story brick house being known as 410 Mitchell Avenue, Clairton, PA 15025. Deed Book Volume 4632, Page 310. Block & Lot No. 879-M-112.

Crescent

60. Judy D. Wacker-Amon

GD-22-005097—\$46,602.73

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a dwelling, known as 456 Crescent Boulevard Extension, Crescent, PA 15046. Deed Book 15504, Page 548. Block and Lot Number 811-R-330.

East McKeesport

70. Safe Harbour Properties Three LLC

GD-20-003364—\$7,166.93

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Parcel #1: Having erected thereon a two story masonry frame house known as 806 Florence Avenue, East McKeesport, PA 15035. Deed Book Volume 14714, Page 407. Block & Lot No. 547-C-244.

Parcel #2: Being thereon vacant residential land known as Florence Avenue, East McKeesport, PA 15035. Deed Book Volume 14714, Page 407. Block & Lot No. 547-C-241.

Edgewood

41. Nicholas Akinkuoye

MG-12-000860—\$254,184.19

Jeff Calcagno, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 319 East Swissvale Avenue, Pittsburgh, PA 15218. Deed Book

Volume 12747, Page 47. Block and Lot Number 0233-N-00124-0000-00.

Elizabeth Township

6. Marc W. Waltonbaugh

MG-23-000540—\$168,407.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 2060 Scenery Drive, Elizabeth, PA 15037. Deed Book 17239, Page 204. Block and Lot Number 1572-B-24.

42. Virginia G. Murray

MG-19-000630—\$55,762.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1112 Summerset Drive, McKeesport, PA 15135 a/k/a 1112 Summerset Drive, McKeesport, PA 15135. Deed Book Volume 14304, Page 60. Block and Lot Number 0652-C-00157-0000-00.

Forest Hills

13. Rosemarie Reznik, Known Heir of Rosemarie Friel, deceased; Mary Ellen Friel, Known Heir of Rosemarie Friel, deceased; Kathleen Freyvogel, Known Heir of Rosemarie Friel, deceased; Jim Kennedy, Known Heir of Rosemarie Friel, deceased; Catherine Hester, Known Heir of Rosemarie Friel, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rosemarie Friel, deceased mortgagor

MG-21-000216—\$37,984.81
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having currently erected thereon a single family dwelling being known as 321 Avenue F, Pittsburgh, PA 15221, Deed Book 11427, Page 636, Block and Lot 0373-P-00091-0000-00.

Franklin Park

18. Richard M. Halapin and Joel E. Halapin

MG-23-000511—\$115,889.65
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a dwelling being known and numbered as 2635 Woodmont Lane, Wexford, Pennsylvania 15090. Deed Book Volume 12335, Page 2131. Block and Lot Number 1347-F-00110-0000-00.

Frazer

55. Matthew M. Zupsic and Vicki J. Zupsic

GD-22-000142—\$57,613.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazer: Parcel #1: Having erected thereon a residential auxiliary building being known as 259 Bajack Lane, Tarentum, PA 15084. Deed Book Volume 9585, Page 300, Block and Lot Number 958-F-246.

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel #2: Being thereon vacant agricultural land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 8029, Page 203, Block and Lot Number 839-A-374.

Parcel #3: Being thereon vacant residential land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 8792, Page 301, Block and Lot Number 958-E-95.

Parcel #4: Being thereon vacant agricultural land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 7323, Page 516, Block and Lot Number 958-J-87.

Parcel #5: Being thereon vacant residential land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 6918, Page 365, Block and Lot Number 958-J-115.

Glassport

17. Jesse Gregg

MG-23-000650—\$113,527.77
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 302 Euclid Avenue, Glassport, Pennsylvania 15045. Deed Book Volume 18694, Page 537. Block and Lot Number 0467-L-00118-0000-00.

Hampton

1. Jason J. Mazzei and Susan T. Mazzei

MG-16-000895—\$421,303.99
Thomas O. Vreeland, Esq.
Bassi, Vreeland & Associates, P.C.
724-228-7000

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon, a single family dwelling being known and numbered as 3238 McAlister Farm Lane, Allison Park, PA 15101. Deed Book 11786, Page 223. Block and Lot Number 1078-L-11.

57. Rodney R. Kellar

GD-23-010619—\$99,708.39
Benjamin Hoen, Esq.
216-739-5100

All the right, title, interest and claim of Rodney R. Kellar of, in and to the following described property: Situated in the Township of Hampton, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 4095 Circle Drive, Allison Park, PA 15101. Described at Deed Book 15144, Page 332, Instrument No. 2013-2558, Parcel Number 718-E-271.

Indiana

12. Bernadette Haase, known heir of Carole Ondish a/k/a Carole A. Ondish, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Carole Ondish a/k/a Carole A. Ondish, Deceased

GD-19-012423—\$128,278.23
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Indiana: Having currently erected thereon a single family dwelling being known as 5024 Lea Drive, Cheswick, PA 15024, Deed Book 13218 Page 447, Block and Lot 0957-C-00341-0000-00.

Ingram

30. Nadine Kutsenkow as Executrix of the Estate of Patricia N. Chatham, Deceased

MG-23-000809—\$22,007.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram:

Having erected thereon a dwelling being known and numbered as 16 Admiral Dewey Avenue, Pittsburgh, PA 15205. Deed Book 11187, Page 18. Block and Lot Number 70-S-138.

Jefferson Hills

62. Leo A. Giel, Jr.

MG-23-000636—\$12,699.80
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having currently erected thereon a single family dwelling being known as 1234 Collins Avenue, Clairton, PA 15025, Deed Book 11575, Page 207, Block and Lot 1421-B-00012-0000-00.

Marshall

32. Valerie Lepage and Kevin F. McElroy

MG-19-000611—\$401,973.25
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a Townhouse known and numbered as 475 Fairmont Drive, Wexford, PA 15090. Deed Book Volume 16944, Page 565. Block and Lot 1999-L-00019-0000-00.

City of McKeesport

8. Edward Dudley and Irisha Dudley

MG-23-000743—\$66,250.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 3017 Jersey Street, McKeesport, PA 15132. Deed Book 12765, Page 31. Block and Lot Number 380-R-36.

63. Cora Milliken

MG-23-000331—\$76,105.09
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3022 Riverview St., McKeesport, PA 15132. Deed Book Volume 16535, Page 250. Block and Lot Number 0381-R-00022-0000-00.

McKees Rocks

56. Alice Street Investments, LLC

GD-23-007792—\$3,759.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a four story commercial apartment building being known as 908-914 Island Avenue, McKees Rocks, PA 15136. Deed Book Volume 16760, Page 422. Block & Lot No. 74-J-85.

Monroeville

28. Michael Servedio and Robin Servedio

MG-23-000836—\$196,333.22
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 3906 Evergreen Drive, Monroeville, PA 15146. Deed Book 13393, Page 65. Block and Lot Number 742-M-353.

29. Patrick K. O'Shea

MG-23-000757—\$47,670.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 144 Rosecrest Drive, Monroeville, PA 15146. Deed Book 12389, Page 480. Block and Lot Number 640-C-330.

Mt. Lebanon

20. Scottsdale REI, LLC

GD-23-007009—\$554,541.37
Robert P. Wendt, Esq.
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Mt. Lebanon: Having erected thereon a residential dwelling being known and numbered as 22 Glen Ridge Lane, Pittsburgh, PA 15243; Deed Book 18546, Page 167; which has a Parcel Identification Number of 100-S-103.

50. Anita F. Macias

MG-23-000653—\$185,777.39
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 433 Clokey Avenue, Pittsburgh, Pennsylvania 15228. Deed Book Volume 15218, Page 120. Block and Lot Number 0098-N-00166-0000-00.

53. Bradley Frye

MG-22-001059—\$174,191.21
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 840 Fruithurst Drive, Pittsburgh, Pennsylvania 15228. Deed Book Volume 17361, Page 440. Block and Lot Number 0140-J-00062-0000-00.

Mt. Oliver

61. David Sluganski, Known Heir of Dolores Sluganski, Deceased and the Unknown Heirs of Dolores Sluganski

GD-12-003418—\$11,125.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two story brick house being known as 103 Church Avenue, Pittsburgh, PA 15210. Deed Book Volume 4060, Page 200. Block & Lot No. 33-D-310.

Munhall

14. Georgene H. Davis and Thomas C. Davis

MG-23-000806—\$58,224.90
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1228 Ravine Street, Munhall, PA 15120. Deed Book Volume 10711, Page 005, Block and Lot 0180-E-00175-0000-00.

43. Michael Pesta, IV, Heir in His Capacity, to the Estate of Shirley Pesta, Deceased; Catherine Barnett, Heir in Her Capacity to the Estate of Shirley Pesta, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or Under Shirley Pesta, Deceased

MG-23-000355—\$136,987.22
 Jeff Calcagno, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3708 Superior St., Homestead, PA, 15120 a/k/a 3708 Superior St., Munhall, PA 15120. Deed Book Volume 4264, Page 684. Block and Lot Number 0133-D-00071-0000-00.

North Versailles**2. Caroline J. Jarrett, Individually and as Surviving Spouse of Donald James Jarrett, Deceased**

GD-22-013207—\$95,539.59
 Christopher E. Vincent, Esq.
 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 1201 Reiss Lane, North Versailles, PA 15137. Deed Book 3867, Page 121. Block and Lot Number 751-F-215.

Parcel Two: Having erected thereon vacant land being known and numbered as Reiss Lane, North Versailles, PA 15137. Deed Book 7012, Page 50. Block and Lot Number 751-F-220.

Parcel Three: Having erected thereon a commercial structure being known and numbered as 1201 Reiss Lane, North Versailles, PA 15137. Deed Book 7012, Page 54. Block and Lot Number 751-F-108.

74. The Unknown Heirs of Paul R. Bezts, Deceased

GD-23-009877—\$8,725.43
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house known as 217 James Avenue, North Versailles, PA 15137. Deed Book Volume 10356, Page 80. Block & Lot No. 547-P-265.

Penn Hills**5. Cindy Buzzelli and Dante A. Buzzelli**

MG-23-000436—\$108,956.12
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 161 Laurie Drive, Pittsburgh, PA 15235. Deed Book 16128, Page 273. Block and Lot Number 540-D-212.

19. Gregory A. Bigenno

MG-23-000669—\$100,672.87
 Christine L. Graham, Esq.
 McCabe, Weisberg & Conway, LLC
 215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1137 Hulton Road, Verona, Pennsylvania 15147. Deed Book Volume 16086, Page 489. Block and Lot Number 0632-A-00134-0000-00.

26. The Unknown Heirs of Caroline Ann Corvello a/k/a Caroline A. Corvello, Deceased

MG-22-000952—\$50,225.82
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 559 Hamil

Road, Verona, PA 15147. Deed Book 5104, Page 521. Block and Lot Number 446-M-39.

39. Meeghan C. Triggs

GD-23-001467—\$12,993.20
 Jennifer L. Cerce, Esq.
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 149 Idlewood Road, Pittsburgh, PA 15235. Deed Book 17223, Page 453. Block and Lot Number 538-P-102.

47. William E. Broadus, Known Surviving Heir of Lois J. Broadus, Anna Marie Broadus, Known Surviving Heir of Lois J. Broadus, Thomas E. Broadus, Known Surviving Heir of Lois J. Broadus, Brenda Charmaine Broadus, Known Surviving Heir of Lois J. Broadus, Kedren C. Broadus, Known Surviving Heir of Lois J. Broadus, Leathia L. Broadus, Known Surviving Heir of Lois J. Broadus, Javon Broadus, Known Surviving Heir of Lois J. Broadus, Shirley Broadus, Known Surviving Heir of Lois J. Broadus, Amelia D. Broadus, Known Surviving Heir of Lois J. Broadus, Thomas E. Broadus, Known Surviving Heir of Lois J. Broadus, William E. Broadus, Known Surviving Heir of Lois J. Broadus, and Unknown Surviving Heir of Lois J. Broadus

GD-23-002894—\$87,245.44
 Christine L. Graham, Esq.
 McCabe, Weisberg & Conway, LLC
 215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 116 Mcalister Drive, Pittsburgh, PA 15235 a/k/a 116 Mcalister Drive, Penn Hills, Pennsylvania 15235. Deed Book Volume 15012, Page 528. Block and Lot Number 0637-E-00355-0000-00.

64. James Hall, Shannon Hall and the United States of America

GD-23-002253—\$12,035.59
 Jennifer L. Cerce, Esq.
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 8918 Upland Terrace, Pittsburgh, PA 15235. Deed Book 18815, Page 568. Block and Lot Number 231-D-287.

Port Vue**21. Wholesale Housing, LLC**

GD-23-008766—\$147,671.15
 Robert P. Wendt, Esq.
 914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Port Vue: Having erected thereon a residential two-family dwelling being known and numbered as 1726 Romine Avenue, McKeesport, PA 15133; Deed Book 18360, Page 160; which has a Parcel Identification Number of 465-A-245.

Ross**35. Matt Eich**

GD-22-014010—\$6,781.14
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story frame house known as 25 Balsam Street, Pittsburgh, PA 15202. Deed Book Volume 16297, Page 57, Block & Lot 161-A-314.

Scott**51. Kelly J. Wieland**

MG-23-000958—\$87,134.48
 Leon P. Haller, Esq.
 Purcell, Krug and Haller
 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 210 Locust Street, Carnegie, PA 15106. Deed Book Volume 17502, Page 181. Block and Lot Number 102-L-154.

South Fayette**65. Fernando Montero and Kellie Montero, Occupant**

GD-23-006085—\$637,389.70
 J. Michael McCague, Esq.
 412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a residential dwelling being known and numbered as 2024 Berkley Ridge Drive, McDonald, PA 15057. Deed Book Volume 17685, Page 254, Block and Lot Number 258-N-120.

South Park**10. Peter E. Watson, Solely in His Capacity as Heir of Gregory L. Watson, Deceased**

MG-19-000670—\$137,945.00
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1816 Renee Drive, South Park, PA 15129. Deed Book 7189, Page 143. Block and Lot Number 1008-C-170.

Swissvale**3. Siale Havili d/b/a Tuff Capital Investments, LLC**

GD-23-002866—\$126,339.20
 Lois M. Vitti, Esq.
 412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a single family dwelling being known and numbered as 7523 Dickson Street, Pittsburgh, PA 15218. Deed Book DE-18399, Page 205. Block and Lot 178-H-111.

Turtle Creek**11. Brian Mohring a/k/a Brian L. Mohring and the United States of America**

MG-22-000835—\$49,609.72
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 385 Larimer Avenue, Turtle Creek, PA 15145. Deed Book 13125, Page 126. Block and Lot Number 455-K-143.

75. Antoinette Krantz and Gene Krantz

GD-08-016936—\$14,857.42
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story brick house being known as 421 Fairview Avenue, Turtle Creek, PA 15145. Deed Book Volume 11167, Page 279. Block & Lot No. 455-J-300.

West Homestead**52. Lori Shuckhart and All Unknown Heirs of Virginia L. Lenker**

MG-22-000961—\$131,072.71
 Michelle Piero, Esq.
 Tucker Arensberg, P.C.
 412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a dwelling known and numbered as 1352 Overdale Drive, Homestead, PA 15120. Deed Book Volume 11487, Page 472. Block / Lot # 132-E-025.

White Oak**15. Dante P. Williams, Sr. a/k/a Dante P. Williams**

MG-22-000843—\$163,237.52
 LOGS Legal Group LLP
 610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1664 Fawcett Avenue, McKeesport, PA 15131. Deed Book Volume 17557, Page 103, Block and Lot 0462-D-00086-0000-00.

Wilksburg**37. Billie Ashanti Holt and Grady White**

GD-23-002237—\$12,680.77
 Jennifer L. Cerce, Esq.
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1239 Franklin Ave., Pittsburgh, PA 15221. Deed Book 18148, Page 454. Block and Lot Number 233-F-254.

38. Burleigh S. Bigelow and Philip Bigelow

GD-21-012994—\$15,318.78
 Jennifer L. Cerce, Esq.
 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1912 Laketon Road, Pittsburgh, PA 15221. Deed Book 16657, Page 275. Block and Lot Number 297-E-211.

Pittsburgh—2nd Ward**45. Emilio Valentine**

GD-20-011179—\$144,908.34
 Stephen M. Hladik, Esq.
 Hladik, Onorato and Federman, LLP
 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Pittsburgh: Having erected thereon a condominium unit being Unit 4-A in "Gateway Towers" being known and numbered as 320 Fort Duquesne Boulevard, Unit 4-A, Pittsburgh, PA 15222. Deed Book Volume 12179, Page 32. Block and Lot Number 1-C-1662-A004.

Pittsburgh—3rd Ward**22. Janey Lamb Perry, Known Surviving Heir of Sally Spencer, Brenda Lamb, Known Surviving Heir of Sally Spencer, and Unknown Surviving Heirs of Sally Spencer**

GD-23-005833—\$123,717.21
 Erin H. Conroy, Esq.
 Buchanan Ingersoll & Rooney, PC
 412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 3rd

Ward: Having erected thereon a residential building and other improvements, being known and numbered as 23 Vine Street, Pittsburgh, PA 15219. Deed Book Volume 5747, Page 253. Block and Lot Number 2-H-262.

Pittsburgh—12th Ward

9. The Unknown Heirs of Herman C. Staple a/k/a Herman Staple, Deceased, and Herman Staple, II, Solely in His Capacity as Heir of Herman C. Staple a/k/a Herman Staple, Deceased

MG-20-000024—\$81,546.10
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 522 1/2 Paulson Avenue, Pittsburgh, PA 15206. Deed Book 5745, Page 929. Block and Lot Number 124-P-88.

24. Triple D's Estate LLC and Darrell Johnson

MG-23-000963—\$136,400.14
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6551 Deary Street, Pittsburgh, PA 15206. Deed Book 18731, Page 70. Block and Lot Number 124-L-96.

Pittsburgh—13th Ward

33. Anthony Bentley, Jr.

GD-17-000878—\$2,757.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 13: Having erected thereon a two story brick house being known as 7409 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 15419, Page 336. Block & Lot No. 174-L-31.

Pittsburgh—18th Ward

68. Michael R. Winter

GD-23-010514—\$29,116.70
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 918 Excelsior St., Pittsburgh, PA 15210. Deed Book Volume 13003, Page 62. Block and Lot Number 14-C-25.

Pittsburgh—19th Ward

31. Lauren J. Medved

MG-23-000570—\$181,587.63
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 155 Gaskel St., Pittsburgh, PA 15211. Deed Book Volume 18429, Page 259. Block and Lot 0004-F-00155-0000-00.

40. William J. McGowan; Danielle A. Gigliotti, in Her Capacity as Heir of Kimberly A. McGowan, Deceased; William F. McGowan, in His Capacity as Heir of Kimberly A. McGowan, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kimberly A. McGowan, Deceased

MG-15-000802—\$127,299.26

Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 328 Fernhill Avenue, Pittsburgh, PA 15226. Deed Book Volume 15038, Page 201. Block and Lot Number 0062-H-00114-0000-00.

59. Deborah A. Battista and TSPGH1 LLC

GD-22-014412—\$32,513.27
Jennifer Tis Mihok, Esq.
412-860-0907

All that certain lot or piece of ground situate in the Nineteenth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania. Having erected thereon a single family dwelling being known and numbered as 2008 Broadway Avenue, Pittsburgh, PA 15216. Plan Book Volume 20, Pages 116-117. Block and Lot No. 35-N-165.

Pittsburgh—20th Ward

67. Tanera Dale-Napper and the Secretary of Housing and Urban Development

MG-23-000941—\$77,839.25
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a mobile home being known and numbered as 446 Hammond Street, Pittsburgh, PA 15204. Deed Book Volume 13063, Page 233. Block and Lot Number 42-M-107.

Pittsburgh—24th Ward

69. Jennifer J. Beyerl and Kevin M. Beyerl

MG-23-000460—\$48,031.88
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2100 Lautner Street, Pittsburgh, PA 15212. Deed Book Volume 9928, Page 52. Block and Lot Number 48-F-31.

Pittsburgh—29th Ward

7. Robert Zwigart

GD-23-009172—\$49,214.80
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 13 Calhoun Avenue, Pittsburgh, PA 15210. Deed Book 11249, Page 75. Block and Lot Number 33-K-258.

16. Carolyn Goettel

MG-19-000621—\$27,756.59
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1633 East Cherryhill Street, Pittsburgh, PA 15210. Deed Book Volume 5635, Page 317. Block and Lot 0059-E-00196-0000-00.

23. Triple D's Estate LLC and Darrell Johnson

GD-23-011418—\$148,868.17
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 109 Parkfield Street, Pittsburgh, PA 15210. Deed Book 18921, Page 471. Block and Lot Number 95-G-87.

AMENDED NOTICE

If your name appears on this list of properties that are scheduled to be sold by the Sheriff, you still have time to save your property. You may be eligible to apply for some form of refinancing assistance, such as a reverse mortgage, refinancing of your existing mortgage, or other alternative.

Please seek legal advice. If you cannot afford an attorney, you may be eligible for free legal assistance. Find out by contacting a legal service listed below.

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:

A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.

If you have not contacted the creditor, you should consider doing so. Many creditors will work with you to try to avoid a Sheriff's Sale of your property. If the Sheriff's Sale involves a mortgage foreclosure of your residence, you may reinstate your mortgage by paying the full amount of the delinquencies, including all fees and costs up to the day of the Sheriff's Sale.

Should your property be among those listed for Sheriff's Sale, information is available by contacting the Allegheny County Sheriff's Office MORTGAGE FORECLOSURE HOTLINE AT 412-350-4704 daily Monday through Friday (except holidays), between the hours of 9:00 AM and 11:00 AM and from 1:00 PM to 3:00 PM. For more information and updates, please visit our website at

www.sheriffallegheycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Feb 8, 2024

Feb 9, 16, 23, 2024

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Artis, Cathy Jean, deceased, of Mount Lebanon Twp., PA. No. 0437 of 2024. Diane Beck, Extrx., 206 Parkedge Rd., Pittsburgh, PA 15220 or to Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317.

24-00593 Feb 23; Mar 1, 8, 2024

Benson, James P., deceased, of North Versailles Twp., PA. No. 0870 of 2024. Dylan J. Benson, Admr., 1100 Upston St., McKeesport, PA 15133 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.

24-00590 Feb 23; Mar 1, 8, 2024

Bowland, Virginia M., deceased, of Bridgeville, PA. No. 00386 of 2024. Michael E. Uria, Admr., 817 West Grant Street, Houston, PA 15342 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-00582 Feb 23; Mar 1, 8, 2024

Brucker, Fred J., deceased, of Pittsburgh, PA. No. 00597 of 2023. Doreen Iannuzzi, Extrx., 106 Marlboro Road, Pittsburgh, PA 15238 or to Gusty Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.

24-00388w Feb 23; Mar 1, 8, 2024

Camillo, Joseph M., deceased, of Monroeville, PA. No. 0626 of 2024. Kristen Hannan, Extrx., 1240 Woodbourne Avenue, Pittsburgh, PA 15226 or to Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317.

24-00592 Feb 23; Mar 1, 8, 2024

Clark, Mary K., deceased, of Verona Borough, PA. No. 0709 of 2024. Ruth Clark Strunk, Extrx., 2458 Mineral Mining Road, Kershaw, SC 29067 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

24-00576 Feb 23; Mar 1, 8, 2024

Fryer, Darlene A. a/k/a Darlene Ann Fryer, deceased, of West Deer Township, PA. No. 0930 of 2024. Sandra Skriba, Extrx., 13 Biscayne Road, Pittsburgh, PA 15239 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonsia, PA 15044.

24-00581 Feb 23; Mar 1, 8, 2024

Griffin, Dorothy J. a/k/a Dorothy Jean Griffin, deceased, of Brentwood, PA. No. 00354 of 2024. Scott F. Griffin, Extrx., c/o John Paul Spina, Esq., Spina Law Associates, PC, 1002 Fifth Ave., 2nd Fl., Pittsburgh, PA 15219.

24-00579 Feb 23; Mar 1, 8, 2024

Grunwell, Sandra Skinner, deceased, of Gibsonsia, PA. No. 0610 of 2024. Linda Erskine, Extrx., 161 Millertown-Culmerville Road, Tarentum, PA 15084 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

24-00588 Feb 23; Mar 1, 8, 2024

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Guglielmon, Peter A., deceased, of Pittsburgh, PA. No. 00620 of 2024. James A. Guglielmon, Extr., 379 Gross Street, Pittsburgh, PA 15224 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

24-00587 Feb 23; Mar 1, 8, 2024

Iland, Robert L. a/k/a Robert Lee Iland, deceased, of Pittsburgh, PA. No. 00220 of 2024. Kelley Owen, Extr., 760 Jefferson Drive, Pittsburgh, PA 15229 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.

24-00584 Feb 23; Mar 1, 8, 2024

Kaczynski, Nancy Ann a/k/a Nancy A. Kaczynski, deceased, of Pittsburgh, PA. No. 00760 of 2024. Virginia Ann Yonko, Extr., c/o Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501.

24-00575 Feb 23; Mar 1, 8, 2024

Klemencic, Theresa R. a/k/a Theresa Ruth Klemencic, deceased, of Bridgeville, PA. No. 00783 of 2024. Margaret Duffy, Extr., 2904 Roland Avenue, Pittsburgh, PA 15207 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-00585 Feb 23; Mar 1, 8, 2024

Lutka, Ronald A. a/k/a Ronald Anthony Lutka, deceased, of Munhall, PA. No. 00605 of 2024. Teresa Lutka, Extr., 163 Parkside Dr., West Mifflin, PA 15122 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-00589 Feb 23; Mar 1, 8, 2024

Meredith, Paul M., deceased, of Pittsburgh, PA. No. 01954 of 2023. Linda E. Meredith, Extr., 220 Roscommon Place, McMurray, PA 15317 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317.

24-00594 Feb 23; Mar 1, 8, 2024

Moser, Edith, deceased, of Munhall, PA. No. 01178 of 2024. William Moser, Co-Extr., 3713 Sunset Drive, Munhall, PA 15120 and Lynne Kolodziej, Co-Extr., 370 Tara Drive, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

24-00385w Feb 23; Mar 1, 8, 2024

Nasci, John P. a/k/a John Primo Nasci, deceased, of Pittsburgh, PA. No. 00720 of 2024. John R. Nasci, Extr., 1134 Gill Hall Road, Jefferson Hills, PA 15025 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.

24-00586 Feb 23; Mar 1, 8, 2024

Ortiz, Anthony, deceased, of Springdale, PA. No. 01137 of 2024. Jennifer Ortiz, Extr., 1109 Butler Road, Springdale, PA 15144 or to Gusty Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.

24-00387w Feb 23; Mar 1, 8, 2024

Rimmel, Mary Ellen, deceased, of Pleasant Hills, PA. No. 00920 of 2024. Cynthia Weber, Extr., 2315 Wolford Street, Pittsburgh, PA 15226 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

24-00578 Feb 23; Mar 1, 8, 2024

Simoni, Gladys P., deceased, of Whitehall Borough, PA. No. 00653 of 2024. Craig M. Simoni, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

24-00580 Feb 23; Mar 1, 8, 2024

Spears, Sr., James L. a/k/a James Lee Spears, Sr. a/k/a James L. Spears, deceased, of Pittsburgh, PA. No. 00166 of 2024. Kimberly D. Spears, Admr. c.t.a., 241 Renova Street, Pittsburgh, PA 15207 or to

Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.

24-00583 Feb 23; Mar 1, 8, 2024

Spinnenweber, Vincent William a/k/a Vincent W. Spinnenweber, deceased, of Mt. Lebanon, PA. No. 08356 of 2023. Rachel A. Riddle, Extr., 3252 Pinehurst Avenue, Pittsburgh, PA 15216 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-00577 Feb 23; Mar 1, 8, 2024

Wertelet, Michelle J., deceased, of South Park Township, PA. No. 00931 of 2024. Scott Wertelet, Admr., 2009 Suzanne Drive, South Park, PA 15129 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

24-00591 Feb 23; Mar 1, 8, 2024

Brent, Gail Z., deceased, of Bradfordwoods, PA. No. 0976 of 2024. Kelly Schoeneman, Co-Extr. and Holly Thyen, Co-Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

24-00336w Feb 16, 23; Mar 1, 2024

Bronder, Barbara E., deceased, of Pittsburgh, PA. No. 07801 of 2023. Matthew Bronder, Admr., 393 Center Avenue, Pittsburgh, PA 15229 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

24-00539 Feb 16, 23; Mar 1, 2024

Bucklad, Paula, deceased, of Pittsburgh, PA. No. 00484 of 2024. Brian Bucklad, Extr., 152 Jacks Run Road, Pittsburgh, PA 15214 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

24-00534 Feb 16, 23; Mar 1, 2024

Devlin, Barbara Jean, deceased, of Pittsburgh, PA. No. 05699 of 2023. Michael Devlin, Extr., 5059 Ozark Drive, Pittsburgh, PA 15239.

24-00330w Feb 16, 23; Mar 1, 2024

Falcioni, Mary a/k/a Mary Ellen Falcioni, deceased, of Coraopolis, PA. No. 246 of 2024. Thomas Falcioni, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

24-00531 Feb 16, 23; Mar 1, 2024

Farmer, E. Carol a/k/a Carol Farmer a/k/a Evelyn Carol Farmer, deceased, of Pittsburgh, PA. No. 01046 of 2024. William Deighan, Admr., 3 Oakville Drive, Pittsburgh, PA 15220.

24-00340w Feb 16, 23; Mar 1, 2024

Harris, Esther L., deceased, of Pittsburgh, PA. No. 00763 of 2024. Sharon Fatur, Extr., 121 Crosswinds Lane, Murrysville, PA 15668 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

24-00541 Feb 16, 23; Mar 1, 2024

Hastings, Linda a/k/a Linda Ruth Hastings, deceased, of Ross Township, PA. No. 00981 of 2024. Benjamin Scott Johns, Esq., Admr. c.t.a., 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222 or to Paul J. Giuffre, Esq., Giuffre Law Office, 221 Commercial Ave., Ste. 200, Pittsburgh, PA 15215.

24-00344w Feb 16, 23; Mar 1, 2024

Jonas, Stanton J. a/k/a Stanton Jay Jonas, deceased, of Aleppo Twp., PA. No. 01014 of 2024. Joel W. Jonas, Extr., c/o George A. Miller, Esq., Perryworks, 454 Perry Highway, Pittsburgh, PA 15229.

24-00351w Feb 16, 23; Mar 1, 2024

Keith, Robert M., deceased, of Scott Township, PA. No. 00948 of 2024. Leigh E. Keith, Extr., c/o Daral A. Woerle, Esq., P.O. Box 6765, Wyomissing, PA 19610.

24-00337w Feb 16, 23; Mar 1, 2024

Kennedy, Jean C., deceased, of Fox Chapel, PA. No. 02147 of 2022. Margaret L. Ligon, Admr., c/o Daniel A. Seibel, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.

24-00333w Feb 16, 23; Mar 1, 2024

Kern, Frank Allen a/k/a Frank A. Kern, deceased, of Pittsburgh, PA. No. 00430 of 2024. Helen Ruth Kern, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-00522 Feb 16, 23; Mar 1, 2024

Kirsch, Mary Elizabeth, deceased, of Pittsburgh, PA. No. 00798 of 2024. Jennifer Kirsch, Admr., 1554 Berkshire Avenue, Pittsburgh, PA 15226 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-00533 Feb 16, 23; Mar 1, 2024

Koontz, John M., deceased, of Pine Township, PA. No. 827 of 2024. Candy R. Koontz, Admr., 565 Morgan Station Rd., Woodbine, MD 21797 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.

24-00538 Feb 16, 23; Mar 1, 2024

Kosky, Madeline M. a/k/a Madeline Moore Kosky, deceased, of South Fayette, PA. No. 08522 of 2023. John A. Kosky, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German

& Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

24-00529 Feb 16, 23; Mar 1, 2024

Lee, Sai Chu, deceased, of Pittsburgh, PA. No. 00777 of 2024. Leslie Lee, Extr., 8509 Crowley Place, Alexandria, VA 22308 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

24-00335w Feb 16, 23; Mar 1, 2024

Linder, Michael Paul a/k/a Michael P. Linder, deceased, of Fox Chapel, PA. No. 00334 of 2024. Matthew Paul Linder, Extr., 9701 Shirley Drive, Allison Park, PA 15101 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.

24-00537 Feb 16, 23; Mar 1, 2024

Mathews, Lois M., deceased, of Pittsburgh, PA. No. 00766 of 2024. Nancy Pastorius, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-00526 Feb 16, 23; Mar 1, 2024

Meyer, Sandra H. a/k/a Sandra Helen Meyer, deceased, of Bethel Park, PA. No. 0587 of 2024. Lisa Ann Meyer, Extr., c/o William A. Goyette, Esq., 11 Elmhurst Rd., Pittsburgh, PA 15220.

24-00523 Feb 16, 23; Mar 1, 2024

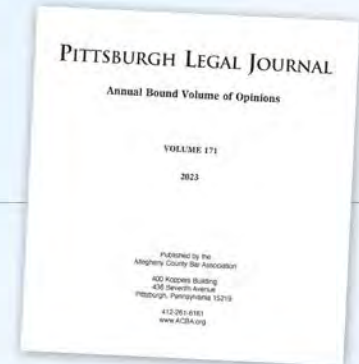
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The ACBA is accepting orders for the 2023 *Pittsburgh Legal Journal Opinions*, Volume 171, which is published in digital .pdf format.

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Since this document is now provided in a .pdf searchable format, the 2023 edition will not contain a case or a subject matter index. The keyboard shortcut to use the search feature of .pdf documents is "CTRL F".

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Pecman, Frank D., deceased, of Shaler Township, PA. No. 01069 of 2024. Jill Camardese, Extr., 1506 Laurel Ridge Drive, Crescent, PA 15046 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

24-00345w Feb 16, 23; Mar 1, 2024

Piotrowski, Mary Margaret, deceased, of Pittsburgh, PA. No. 01048 of 2024. Michael J. Piotrowski, Extr., 1327 Ingham St., Pittsburgh, PA 15212 or to Paul G. Kay, Esq., 300 Mt. Lebanon Blvd., Ste. 220-A, Pittsburgh, PA 15234.

24-00334w Feb 16, 23; Mar 1, 2024

Povirk, James Anton, deceased, of Allison Park, PA. No. 06780 of 2023. Christopher A. Povirk, Admr., 632 Mt. Nebo Church Rd., Alverton, PA 15612 or to Jennifer M. Casini, Esq., 815B Memorial Boulevard, Connellsville, PA 15425.

24-00535 Feb 16, 23; Mar 1, 2024

Ramella, Joycelyn Ann, deceased, of Pittsburgh, PA. No. 00815 of 2024. Lisa Ann DiCello, Extr., 118 Bridle Trail, Venetia, PA 15367 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

24-00542 Feb 16, 23; Mar 1, 2024

Remack, Cynthia Ann a/k/a Cynthia Remack a/k/a Cynthia A. Remack, deceased, of Wall, PA. No. 00734 of 2024. James Lersch, Extr., 313 N. 14th Street, Jeannette, PA 15644 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.

24-00540 Feb 16, 23; Mar 1, 2024

Ritz, Richard Ronald a/k/a Richard R. Ritz, deceased, of Pittsburgh, PA. No. 00929 of 2024. Wendy Ritz, Extr., 791 Beagle Club Rd., Cowansville, PA 16218 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

24-00339w Feb 16, 23; Mar 1, 2024

Rubinsak, James A., deceased, of Munhall, PA. No. 00818 of 2024. Susan Kostilnik, Extr., c/o William R. Pelger, Esq., 2108 West St., Munhall, PA 15120.

24-00530 Feb 16, 23; Mar 1, 2024

Scholz, Donna K., deceased, of Pittsburgh, PA. No. 00205 of 2024. Pamela K. Scholz, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-00524 Feb 16, 23; Mar 1, 2024

Skolnekovich, Dorothy Ann a/k/a Dorothy A. Skolnekovich, deceased, of Pittsburgh, PA. No. 01235 of 2020. Gerald Skolnekovich, Extr., 917 Windsor Court, Carnegie, PA 15106 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

24-00527 Feb 16, 23; Mar 1, 2024

Torres, Helen L., deceased, of Pittsburgh, PA. No. 00858 of 2024. Michael Schram, Admr., 11 Vilsack Street, Etna, PA 15223 or to Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

24-00525 Feb 16, 23; Mar 1, 2024

Urso, Paul Vincent a/k/a Paul V. Urso, deceased, of Shaler Township, PA. No. 00440 of 2024. Mary E. Dreyer, Admr., 209 Karen Drive, Pittsburgh, PA 15209 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

24-00536 Feb 16, 23; Mar 1, 2024

Zietz, Jr., George a/k/a George J. Zietz, Jr., deceased, of Tarentum, PA. No. 00728 of 2024. Jason Zietz, Extr., 56 Franklin Street, Albion, PA 16401 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.

24-00532 Feb 16, 23; Mar 1, 2024

Barry, Douglas E., deceased, of Mayfield Heights, OH. No. 00589 of 2024. Diane Daiber, Extr., 30100 Kristin Court, Wickliffe, OH 44092 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

24-00459 Feb 9, 16, 23, 2024

Butchko, Kathryn Ann a/k/a Kathryn Butchko, deceased, of Pittsburgh, PA. No. 104 of 2024. Christine W. Ross, Extr., 218 9th Street, Franklin, PA 16323 or to Gregory J. Merkel, Esq., 1030 Liberty St., Franklin, PA 16323.

24-00457 Feb 9, 16, 23, 2024

Forrester, Patricia L., deceased, of Munhall, PA. No. 00584 of 2024. Beverly Adams, Extr., 118 Wyngate Road, Moon Township, PA 15108 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, PO Box 130, Bradford Woods, PA 15015.

24-00458 Feb 9, 16, 23, 2024

Halaszynski, Sr., Dennis R., deceased, of McKeesport, PA. No. 00665 of 2024. Darlene Brottnish, Extr., 370 Mildred Road, Rostraver, PA 15012 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00271w Feb 9, 16, 23, 2024

Hall, Donna Carol, deceased, of Pittsburgh, PA. No. 00692 of 2024. Marc W. Harrold, Extr., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.

24-00272w Feb 9, 16, 23, 2024

Holt, John M., deceased, of West Deer Township, PA. No. 768 of 2024. John M. Holt, Jr., Extr., 108 Daisy Lane, Wexford, PA 15090 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

24-00274w Feb 9, 16, 23, 2024

Janakis, Pauline, deceased, of Pittsburgh, PA. No. 0028 of 2024. Lisa Purnell, Extr., 625 Dettmar Ave., Baden, PA 15005 or to Elizabeth M. Tarasi, Esq., Tarasi & Tarasi, P.C., 510 3rd Ave., 2nd Fl., Pittsburgh, PA 15219.

24-00461 Feb 9, 16, 23, 2024

Maderic, Michael, deceased, of Bridgeville, PA. No. 07744 of 2023. Kathleen Maderic, Admr., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.

24-00276w Feb 9, 16, 23, 2024

McCandless, Dolores H., deceased, of Pittsburgh, PA. No. 00612 of 2024. Beth E. McCandless, Extr., 106 Saybrook Harbor, Bradford Woods, PA 15015 or to Michael I. Danovitz, Esq., Eckman & Danovitz, 210 Sixth Avenue, 35th Floor, Pittsburgh, PA 15222.

24-00456 Feb 9, 16, 23, 2024

Rosner, Hilda, deceased, of Pittsburgh, PA. No. 00213 of 2024. Beth Rosner, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

24-00268w Feb 9, 16, 23, 2024

Shiflet, Sherman J., deceased, of Pittsburgh, PA. No. 00669 of 2024. F. Keith Shiflet, Extr., 226 Sunny Drive, Pittsburgh, PA 15236 or to Jay N. Silberblatt, Esq., Silberblatt Mermelstein PC, 1501 Ardmore Blvd., Suite 101, Pittsburgh, PA 15221.

24-00273w Feb 9, 16, 23, 2024

Shue, Jr., Wilmer E., deceased, of Scott Township, PA. No. 07787 of 2023. Annette McGanka, Extr., 695 Robinwood Drive, Pittsburgh, PA 15216 or to Jessica Quinn-Horgan, Esq., 1910 Cochran Road, Suite 460, Pittsburgh, PA 15220.

24-00275w Feb 9, 16, 23, 2024

Tarasi, Jr., Louis M., deceased, of Sewickley, PA. No. 0070 of 2024. Elizabeth M. Tarasi, Extr., c/o Tarasi & Tarasi, P.C., 510 3rd Ave., 2nd Fl., Pittsburgh, PA 15219.

24-00460 Feb 9, 16, 23, 2024

Statement of Registration Foreign Business Corporation

Notice is hereby given that ZAYMEE, INC. filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 1990 S Bundy Dr., Ste. 850, Los Angeles, CA 90025. The commercial registered office provider is in the care of Legalinc Corporate Services Inc. in Allegheny County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412.

24-00608 Feb 23, 2024

Voluntary Dissolution Business Corporation

Ashley D. Waldinger, Esq., Dickie, McCamey & Chilcote, 2 PPG Pl., Ste. 400, Pittsburgh, PA 15222. Notice is hereby given by Bob's Car Care, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-00389w Feb 23; Mar 1, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Goldman Sachs Bank USA vs Carver; AR-23-005802; Award Ex Parte. Plaintiffs are awarded \$14,920.16. Defendant failed to appear at 11:19 a.m. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

U.S. Bank National Association vs Truchan; AR-23-005807; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$5,109.15. Defendant failed to appear at 11:16 a.m. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

American Express National Bank vs Thomas; AR-23-005810; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$2,264.73. Defendant failed to appear at 11:20 a.m. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

Citibank, N.A. vs Taylor; AR-23-005812; P-atty: Michael Robert Lipinski; Award for Plaintiff and against Defendant in the amount of \$7,240.42. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

American Express National Bank vs Katip; AR-23-005813; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$8,098.11. Defendant failed to appear at 11:17 a.m. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

American Express National Bank vs Manns; AR-23-005819; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$1,707.56. Defendant failed to appear at 11:18 a.m. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

Abramson vs Natural Power Sources LLC, et al; AR-23-005825; P-atty: Pro Se; Non Jury Verdict Dated 02/16/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$25,000.00 plus costs. Defendant not appearing. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Portfolio Recovery Associates, LLC vs Appleby; AR-23-005832; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$3,674.52. Defendant failed to appear at 11:11 a.m. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

Portfolio Recovery Associates, LLC vs Herisko; AR-23-005836; P-atty: Robert N. Polas, Jr.; Award for Plaintiff and against Defendant in the amount of \$10,730.88. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

JPMorgan Chase Bank, N.A. vs Erb; AR-23-001127; P-atty: Julie E. Goodchild; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$19,391.05. Defendant not appearing at 10:16 a.m. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

JPMorgan Chase Bank, N.A. vs Colling; AR-23-001703; P-atty: Julie E. Goodchild; D-atty: Pro Se; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$12,670.49. Defendant not appearing at 10:14 a.m. Dated 02/16/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40363

White vs Portfolio Recovery Associates, LLC; AR-23-005848; P-atty: Travis A. Gordon; Award Ex Parte for Plaintiff, for \$5,500.00. Defendant having failed to appear at 10:05 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/20/24. Arbitration Board #40365

Citibank, N.A. vs Celli; AR-23-005850; P-atty: Michael Robert Lipinski; Award Ex Parte. Plaintiffs are awarded \$3,460.97. Defendant failed to appear at 10:20 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/20/24. Arbitration Board #40365

Gomez, et al vs Keen Origins, LLC; AR-23-005852; P-atty: Patrick T. Sherry; D-atty: Louis C. Blauth, Jr.; Award for Plaintiff/Defendant. Award in favor of Plaintiffs and against Defendant in the amount of \$10,000.00 on Plaintiff's complaint. In addition, we award Defendant \$5,000.00 against Plaintiffs on Defendant's counterclaim. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/20/24. Arbitration Board #40365A

Citibank, N.A. vs Seifert; AR-23-005853; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$2,268.20. Defendant failed to appear at 10:16 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/20/24. Arbitration Board #40365

Citibank, N.A. vs Farley; AR-23-005854; P-atty: Michael Robert Lipinski; Award Ex Parte. Plaintiffs are awarded \$1,778.50. Defendant failed to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/20/24. Arbitration Board #40365